

**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
SEPTEMBER 22, 2016**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, September 22, 2016 at 6:30 p.m. at the Pine Level Town Hall. Chairman Holloman called the meeting to order with a quorum present. The following members were present:

√ Chairman Randy Holloman	√ Faye Starling (alt)
X Berry Godwin	X Cecelia Weaver (alt)
√ Janet Kleinert	√ Randy Jones (alt)
√ Nester McClain	
√ Terry Rains	
√ Bob Harvey	

Also present for the meeting was Alan Thornton.

Staff present: Scottie Hayes, Zoning Administrator and Deputy Clerk Connie Capps.

MINUTES

Terry Rains made a motion to approve the minutes from the meeting held on August 25, 2016. Nester McClain seconded the motion. The minutes were unanimously approved as written.

REVIEW OF SKETCH PLAN FOR MAJOR SUBDIVISION

A sketch plan for a subdivision on Gor-An Farm Road was submitted by Alan Thornton. Chairman Holloman informed the board that the sketch plan mailed out with the agenda had been revised and Mr. Thornton has brought in a new plan for the board to review. The Chairman told the board that this was only a sketch plan review. The board reviewed each line item in the Subdivision Ordinance Appendix 1-1 under sketch plans to see if all items were included on the plan. The board discussed issues such as storm water drains, curb and gutter, and lot sizes. Chairman Holloman also wanted to make Mr. Thornton aware of Section 404.7 of the Subdivision Ordinance, stating that all corner lots would need an extra 10 feet in width and that he may need to adjust the lots on the map accordingly.

Chairman Holloman told the board when a surveyor places his stamp on the map, he has already checked out flood plain maps, wooded areas, streets and right-of-way locations, etc. He also suggested to Mr. Thornton to review the information on page 38 under Section 412.2 Parks, Recreation, and Open Space, concerning land dedication/parks. He said there is a formula in which he would need to follow, which is a requirement. He also pointed out the site calculations which were 42.2864 acres and 91 lots.

Randy Jones said he had talked with the NCDOT and they said that in 2009 the car count was 400 on Gor-An Farm Road and 510 on Firetower Road. He said a new car count would be available in the next week. He said that he was glad that the driveways were not located on the highway.

Mr. Thornton told the board that the NCDOT wanted the entrance of the subdivision to face the entrance of Pine South Subdivision. Mr. Thornton said it was going to be a nice project. He said the size of the homes would be from 1550 square feet to around 1900 square feet. He said the restrictive covenants would be turned in when the subdivision is recorded. Randy Jones said he would like to see the size requirements of the homes written in the restrictive covenants.

The board was totally in agreement with what was on the sketch plan. Chairman Holloman said that Mr. Thornton could not change the streets, but only change what needs to be on the preliminary plat. He said that Mr. Thornton needed to make the necessary changes to his sketch plan and submit 2 copies to the town hall to keep on file. He said then his next step would be to submit a preliminary plat.

Mr. Thornton asked the board if they were confident in approving the concept of the subdivision on the property. Chairman Holloman told Mr. Thornton the land was already zoned RS (residential subdivision). Randy Jones told Mr. Thornton that as long as the subdivision requirements are met that he could put a subdivision in that location.

REVIEW OF ZONING ORDINANCE

Randy Jones gave the board a hand-out from the Town of Smithfield on Planned Unit Developments (PUD) to review. He said he had also requested ordinances from other towns for the board to review but had not received them. He said Planned Unit Developments were like a small town within themselves, where they have residential, commercial, and parks within them. He said it would be a good idea to review what other towns require while the board is in the process of updating the zoning ordinance. He said the board could have a separate ordinance on Planned Unit Developments like the Zoning Ordinance and Subdivision Ordinance.

The board continued their review from pages 76 through 79. The board agreed to stop at this point and begin on page 80 at the October 27th meeting. Randy Jones said he would like to also review the Agenda Procedures at the next meeting.

MEETING ADJOURNED

There being no further business Faye Starling made a motion to adjourn the meeting and Janet Kleinert seconded the motion. The meeting ended at 8:00 p.m.

Connie N. Capps
Deputy Clerk

Randy Holloman, Chairman